



Community Development Department - Planning Division

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Auxilliary Dwelling Units (Granny Flats)

An auxiliary dwelling unit (granny flat) is an additional residential unit containing its own kitchen exclusively for occupancy by elderly persons. To qualify, a unit can be a room addition, a detached structure, a mobile home, travel trailer or motor home.

The City Council has established a process for people to add another dwelling unit to their single family residential property in certain residential areas of the City. The unit should be small, affordable, safe and convenient. Granny flat residents need not be related to the primary dwelling unit occupants.

APPLICATION SUBMITTAL: A minor conditional use permit (CUP) is required to establish a granny flat (see minor conditional use permit Packet for procedural details and fees). At the time of review, the application will be evaluated for compliance with the criteria below. The filing of your minor conditional use permit application does not assure approval of your proposal.

SPECIFIC RESTRICTIONS/CRITERIA:

1. The use is conducted on a property zoned R-1, RA, HR, RR or RC and is limited to one auxiliary dwelling unit only.
2. The use is contained in a stick-built or prefabricated structure attached or detached from the primary dwelling unit on the property. A mobile home, travel trailer or motor home may be permitted in any residential zone or any lot of 20,000 square feet or greater. The auxiliary dwelling unit shall not have a separate address or house number.
3. The number of occupants is limited to two.
4. Both occupants are 60 years or older.
5. The primary or auxiliary dwelling unit on the property is occupied by the legal owner of the property.
6. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties.
7. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one-thousand square feet, whichever number is less.
8. The auxiliary dwelling unit shall be provided with one covered parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit.
9. Any detached auxiliary dwelling unit (stick-built, prefabricated, mobile home, travel trailer or motor home) shall be screened from adjacent property by opaque fencing or landscaping. Such detached dwelling unit shall maintain a minimum five-foot setback from any building on the site, but shall be located within fifty-feet of the primary dwelling unit. The auxiliary dwelling unit shall not cause the lot coverage requirement of the zone to be exceeded.
10. Any auxiliary dwelling unit attached to the primary dwelling unit shall meet the setback requirements of the primary dwelling unit and shall not cause the lot coverage requirement of the zone to be exceeded.
11. A mobile home, travel trailer or motor home, auxiliary dwelling unit shall have full utility and sanitary hookups in conjunction with the primary dwelling unit. Separate utility meters and laterals shall not be permitted.
12. The lot containing the auxiliary dwelling unit shall have direct access to an improved public street and the parking area for the auxiliary dwelling unit shall have paved access.
13. Permit fees and assessments:

- For all stick-built, prefabricated or other unit attached to a permanent foundation, permit fees shall be paid on the basis of a room addition, rather than on a separate dwelling unit basis, provided that the applicant shall submit an agreement and plan to revert the property to a single-family residential use after the expiration date of the auxiliary dwelling unit conditional use permit.
- For any mobile home, travel trailer or motor home units, permit fees shall be based on the State of California requirements for establishing the space and the set-up for such units in a mobile home or recreational vehicle park.

14. A recreational vehicle used as an auxiliary dwelling unit shall be regulated pursuant to the State of California Administrative Code, Title 25 (Travel Trailers), including the annual inspection fee.

15. The auxiliary dwelling unit shall not be considered a dwelling for purposes of maintaining required separation of animals from dwellings.

16. Any auxiliary dwelling unit established in a permanent structure shall not contain more than one bathroom, one kitchen (with or without eating area), one utility room, two bedrooms, and one living or combination living and dining room.

17. Any auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture, landscaping and irrigation shall be subject to review and approval by the Design Review staff with right of appeal to the City Council.

Should you require additional information regarding Auxiliary Dwelling Units (Granny Flats), please contact Planning at (951) 826-5371.